

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 21, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SPECIAL USE PERMIT

SUP-18685 - PUBLIC HEARING - APPLICANT: VEGAS CASH - OWNER: CHARLESTON HEIGHTS SHOPPING CENTER, LLC - Request for a Special Use Permit FOR A PROPOSED AUTO TITLE LOAN ESTABLISHMENT; A WAIVER OF THE 1,000 FOOT DISTANCE SEPARATION REQUIREMENT FROM 2 FINANCIAL INSTITUTIONS - SPECIFIED, A WAIVER OF THE 200-FOOT DISTANCE SEPARATION REQUIREMENT FROM A PARCEL ZONED FOR RESIDENTIAL USE, AND A WAIVER OF THE MINIMUM SQUARE FOOTAGE REQUIREMENT at 4923 Alta Drive (APN 138-36-701-018), C-2 (General Commercial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Submitted after final agenda – Letter from Becker Enterprises

Motion made by LOIS TARKANIAN to Hold in Abeyance to 3/07/2007

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

LAWRENCE WEEKLY, LARRY BROWN, LOIS TARKANIAN, STEVE WOLFSON, OSCAR B. GOODMAN, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-GARY REESE)

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

CHRISTINE WILLIAMS appeared on behalf of the applicant and requested approval of the application.

CITY COUNCIL MEETING OF: February 21, 2007

COUNCILWOMAN TARKANIAN noted her great concern regarding an additional financial institution that would be located close to an existing one, as well as the residents' desire not to have an additional one in their neighborhood. In addition, the request includes three waivers, so she could not support the request.

MS. WILLIAMS explained the existing business is licensed and has been established for 19 years. The request is to simply move to the adjacent corner suite, as the applicant is desiring to expand the business to a larger square footage area.

MARGO WHEELER, Director of Planning and Development, confirmed that staff does not have a business license for the subject use at the existing subject location, only applications and a license for a Lake Mead address. MS. WILLIAMS noted that the business has existed at the subject location for the past nine years, and she could give the state business license number. MS. WHEELER explained to MS. WILLIAMS that state and city licenses are not one in the same. With that, COUNCILWOMAN TARKANIAN preferred to abey the item for two weeks for further review. ASSISTANT CITY ATTORNEY BRYAN SCOTT felt it was in the best interest of the Council to place a condition that the Special Use Permit at the current location be expunged once the subject location is approved.

COUNCILMAN WOLFSON urged applicants to be in contact with the Councilman representing the ward relative to their application prior to the Council meeting, as it will help alleviate any misunderstandings and/or potential injustice. MS. WHEELER pointed out that staff does not take the position in advising applicants to contact the ward representative unless the Councilperson makes that directive. MAYOR GOODMAN closed by stating the Councilperson can contact MS. WHEELER, who can then advise ward by ward. MS. WHEELER concurred.

MAYOR GOODMAN declared the Public Hearing closed.